

Minutes of the Meeting of the Avon Township Planning Commission

June 26, 2024

Avon Township Hall (16881 Queens Road, Avon 56310)

Call to Order: Chair Yurczyk called to order the meeting of the Avon Township Planning Commission (PC) at 7:00 PM in the Main Chamber of the Town Hall. The meeting was also available via Zoom at the following URL: <https://us02web.zoom.us/j/8325486945> (PIN: AvonTown).

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – Craig Blonigen, Rich Sanoski, Stephen Saupe, Andrew Wensmann, and Lori Yurczyk (*Chair*). There was a quorum. Also present: LeRoy Gondringer & Kelly Martini.

Approval of Agenda: A request by Nathan Hylla, Kanati Land Management, to discuss a potential Construction Site Permit (CSP) in the Joint Powers area was added to the agenda. Blonigen moved to approve the agenda as presented. Sanoski second. All in favor. Motion carried.

Minutes: Sanoski moved to approve the minutes from the May 29, 2024 meeting as presented. Blonigen second. All in favor. Motion carried.

Public Hearings: *none*

Public Comments: *none*

Business:

- 1. Stodolka Requests Parcel Split** – Mr. Jim Stodolka, 36627 160th Avenue, Avon (MN), appeared to discuss options for building a residence on a 5-acre parcel that he wants to split from his property (PID 03.00844.0000). The 5-acre parcel would not have a full building credit. Wensmann noted that his son, Mike Stodolka, made the same request at the October 2022 meeting and was told the options would be to attach land from a neighbor, purchase and transfer a building credit (TDR), or request that the County rezone the parcel to R5. In 2022, Mike Stodolka was informed that the Township doesn't generally support spot zoning. The PC discussed the situation and noted that the options for building a residence in this situation have not changed from the October 2022 meeting. The PC was especially concerned that spot zoning would open a "flood gate" of development with multiple other requests for spot zoning, and is counter to the Township goals of maintaining a rural and agricultural nature. Blonigen moved to recommend to the Supervisors to not allow spot zoning in the Avon Township. Wensman second. All in favor. Motion carried.
- 2. Kanati Land Management CSP** – Mr. Nathan Hylla, CEO Kanati Land Management, appeared at the PC to discuss construction of a warehouse on property on Norway Road in the Urban Expansion area (PID 03.01009.0010). Mr. Hylla is currently renting space in Avon and wants to build a warehouse (*ca.* 50 x 100 ft) to store equipment and house an office for his business that he described as a conservation company. He said the parcel has a building credit. Before closing on the property, he wants to do his due diligence to seek assurances that he will be able to construct the proposed building. He is aware that the property will require a well and septic, and that it must meet County guidelines and setbacks. Mr. Hylla was asked why the proposed building is on the eastern edge of the property so close to the neighbor. He stated that it was the largest portion of the triangular-shaped property in which to construct the building, that the other areas would be for parking, and that there are trees screening the proposed building from the neighbors. He also said that the property has an established access with a gate. The PC discussed the proposal and identified no specific concerns. Sanoski moved to recommend to the Supervisors to allow Kanati Land Management to

move forward with their proposed building project in the Joint Powers area on Norway Road on the condition that it meets all pertinent township and Stearns County rules and guidelines. Wensmann second. All in favor. Motion carried.

3. **Request to Vacate Parkwood Court** – An inquiry was received from an individual planning to purchase 15407 Parkwood Court. He wants to find out whether or not the Township would consider vacating the area in front of this property. The PC identified no concerns with this proposal and noted that this had been considered when the cul-de-sac was reworked in 2022. The PC consensus agreed that the applicant should pay for the costs associated with the road vacation process.
4. **Snow & Ice Policy Review** – The PC reviewed documents related to the Township policy on snow and ice removal including Resolution 06-03-20-1, the 2017 Snow Plow Policy 2017, and Resolution 12-7-16. Among the suggestions: (a) retype the order of roads plowed in the Township and cleanup the handwritten notes and additions; (b) check for a revised and updated document from MAT; (c) review and update as necessary Section I.4 regarding operator work schedule. It was suggested that CDL guidelines could be substituted, or much of this section could be included in an employee *Handbook*. Martini suggested Klocker may have knowledge of specifics from his previous position plowing snow for the County; (d) correct typos in the document; (e) change ‘will’ to ‘may’ regarding order of roads to be plowed in Section IV; (f) Update Section VI regarding amount of snow when the plows are sent out (*i.e.*, usually two inches); (g) update Section XI to include the agreement with Ms. Rosemary Anderson to plow her driveway in exchange for selling the Township the land upon which the Hall was built; and (h) Review XIII.1 regarding replacement policy and especially the amount of reimbursement for a damaged mailbox. The Clerk will make edits to the documents for consideration for approval by the Supervisors.

The 2017 Snow Plow Policy appears to duplicate the content of Resolution 06-03-20-1. Saupe moved to recommend to the Supervisors to remove the 2017 Snow Plow Policy. Sanoski second. All in favor. Motion carried.

The PC recommends that Resolution 12-07-16 should be edited and revised to update the list of potential emergency drivers including perhaps Supervisors Klocker and Rassier, or to remove the listing entirely and make the section more generic.

5. **Future Policy Reviews** – The PC agreed that the next policy review should be the TDR policy. The mowing policy was also cited as an option for a review.

Reports/Announcements:

1. The County Commissioners approved the CUP requested by Xcel to realign power poles from Saint John’s to I-94. Yurczyk noted that some of the power poles along Queens Road are leaning.
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3. The County has enacted a Cannabis moratorium until December 31, 2024.

Next Meeting: The next PC meeting is July 31, 2024 at 7:00 PM (*see ‘Call to Order’ for the Zoom log-in*).

Other Meetings: Other Upcoming Meetings/Events include (*see ‘Call to Order’ for the Zoom log-in*):

- Supervisors Meeting – July 10, 2024 (***note change in date***. *Gondringer said it was changed to ensure the full board was present to discuss hiring and other important business.*)

Adjournment: Sanoski moved to adjourn the meeting at about 8:55 PM. Blonigen second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: July 29, 2024

Approval:

Lori Yurczyk, *Planning Commission Chair – signature*

date: _____